

PD

THIRD MODIFIED DEVELOPMENT PLAN*

EIGHT MILE-WYOMING REHABILITATION PROJECT

MICH. R-19

Detroit, Wayne County, Michigan

March, 1965

Prepared by the

DETROIT HOUSING COMMISSION

*the terminology used herein complies with Act 344 of the Public Act of 1945 of the State of Michigan, as amended.

Code R 301

MODIFIED DEVELOPMENT PLAN

- A. Contents of Development Plan
- B. Description of Project
 - 1. Boundaries of Urban Renewal Area
 - 2. Types of Proposed Renewal Action
- C. Land Use Plan
 - 1. Land Use and Development Plan Map
 - 2. Land Use Provisions and Building Requirements
- D. Project Proposals
 - 1. Land Acquisition
 - 2. Rehabilitation and Conservation
 - 3. Redevelopers' Obligations
- E. Other Provisions Necessary to Meet State and Local Requirements
 - 1. Relocation Plan
 - 2. Estimated Costs of Improvements
 - 3. Right-of-way Adjustment Plan
- F. Procedure for Changes in Approved Plan

MAPSCODE NUMBERSTITLE

R 301 - B-1	Project Boundary
R 301 - C-1	Land Use and Development Plan
R 301 - C-1a	Illustrative Site Plan
R 301 - C-1B	Right-of-Way Adjustment Plan
R 301 - D	Land Acquisition Plan
R 301 -	District Plan

1. Boundaries of Urban Renewal Area

The project area, Mich. R-19, also known as Eight Mile-Wyoming Rehabilitation Project, is located in the City of Detroit, County of Wayne, State of Michigan, as indicated graphically on Map R 301

(B-1) Project Boundary, and is described as follows:

Beginning at a point located at the intersection of the south boundary of Pembroke Avenue with the extended western boundary of the alley west of Birwood Avenue extending northerly along the said boundary of the point of intersection with the Detroit City Limits within the right of way of the Eight Mile Road; then extending easterly along this boundary line to the point of intersection of the rear property line between Santa Barbara and San Juan Drives; extended then southerly along this line to the point of intersection with the southern boundary line of Norfolk Avenue, then in a westerly direction along this boundary line to a point of intersection with the rear property line between Woodingham Drive and Santa Barbara Drive; then in a southerly direction along said line to the point of intersection with the southern boundary of Pembroke Avenue; then in a westerly direction along the line to a point of intersection with the eastern boundary line of the alley between Roselawn and Greenlawn Avenues; then southerly along this line to the point of intersection with the southern boundary line of the alley north of Outer Drive; then extending in a westerly direction along this line to the point of intersection with the western boundary line of the easement west of Cherrylawn Avenue; then northerly along the said line to the point of intersection with the southern boundary of Pembroke Avenue; then westerly along the said line to the point of beginning.

2. Types of Proposed Renewal Action

Renewal action proposed in the major portion of the area is rehabilitation-conservation. Clearance and redevelopment is proposed in a portion characterized by obsolete, deteriorated, non-conforming land uses. Removal is also proposed for scattered, substandard structures having blighting influence on surrounding properties throughout the rehabilitation-conservation portion of the project area. All necessary public improvements will be provided.

Code R 301 - C - LAND USE PLAN

1. Land Use and Development Plan Map

Map R 301 (C 1) the "Land Use and Development Plan", ~~dated~~

(and Map R 301 (C 1b), the "Right-of-way Adjustment Plan",) ~~dated~~

show location of street rights-of-way, public uses, easements and other land uses.

2. Land Use Provisions and Building Requirements

a. Permitted Uses in the Conservation-Rehabilitation Section of the Project area located North of Pembroke, as designated on Map R-301 (C 1) "Land Use and Development Plan":

- 1) One-Family Residential, including compatible non-residential uses.
- 2) Two-Family Residential, including compatible non-residential uses.
- 3) Public Open Space.
- 4) Business - Local.
- 5) Industrial-Light Manufacturing, including cement products manufacture and casting of prototypes and small parts.
 - a) No building shall be constructed within twenty (20) feet of the rear property line excepting Lots 5, 6, 7, and 8 of Garden Homes Subdivision fronting on Eight Mile Road.
 - b) No building shall be constructed within ten (10) feet of the south property line of Eight Mile Road. This ten (10) foot area shall be landscaped.
 - c) All signs shall be related to the uses on the premises.
 - d) All parking areas, drives, loading docks and approaches shall be paved with an asphaltic or cement binder to provide a permanent, durable, and dust-free surface. All loading docks shall be constructed so that loading and unloading will take place off the street right-of-way.
 - e) All lighting shall be screened and reflected to prevent direct light from falling upon adjacent residential areas and structures.

Code R 301

Code R 301 - C - LAND USE PLAN (Continued)

b. Permitted Uses in the Clearance Section of the Project Area located south of Pembroke, as designated on Map P 301 (c 1) "Land Use and Development Plan".

- 1) One-Family Residential.
- 2) Compatible non-residential uses.
 - a) Churches and rectories.
 - b) Parks, parkways or playgrounds.

3) Uses accessory to the above permitted uses

4) Lot Coverage.

Buildings, excluding accessory garages, shall not cover more than thirty-five (35) percent of the lot area.

5) Building Height.

Maximum building height shall be two and one-half ($2\frac{1}{2}$) stories or thirty-five (35) feet. Accessory garages shall not exceed fourteen (14) feet in height.

6) Rear Yards.

Buildings, excluding accessory garages, shall not be built within thirty (30) feet of the rear property line.

7) Side Yards--Residential Use.

Buildings shall not be constructed within five (5) feet of the side lot line, and the combined width of both side yards shall be at least thirteen (13) feet.

8) Side Yards--Compatible Non-residential Uses.

Every building or structure used for non-dwelling purposes shall have a side yard on each side of such building, and each such yard shall be at least fifteen (15) feet in width, increased by one (1) foot in width for each five (5) feet or part thereof by which the said building or structure exceeds forty (40) feet in overall dimension along the side yard.

9) Front Yard.

No structure ^{or fence} shall be constructed within twenty (20) feet of the front property line.

Code R 501 - C - LAND USE PLAN (Continued)

9-3) Minimum Size of Building.

Every building, excluding accessory garages, shall have a gross floor area of at least one thousand two hundred (1,200) square feet as measured above the grade line.

10) Yard Encroachments.

Any accessory building or use which is not an integral part of the main structure shall be located in the rear yard.

11) Landscaping.

All yards shall be landscaped. Landscaping shall include the treatment of the surface, providing an attractive appearance through the use of plant materials, paved walks, benches, planting boxes, sculpture, pools, fences and other similar features.

13) Off-Street Parking.

- a) Every residential property shall provide at least one garage, carport, or paved parking space, located upon the same lot as the dwelling.
- b) Churches shall provide a paved parking lot having a ratio of at least one parking space for each six seats in the main worship units.
- c) Open parking lots accessory to any permitted compatible non-residential uses, are permitted, subject to the following conditions:
 - (1) Parking shall be set back twenty (20) feet from the front property line, and fifteen (15) feet from the side property line
 - (2) All parking areas and drives shall be paved with a permanent durable, dust-free surface.
 - (3) All unpaved areas shall be landscaped.

- (4) All parking areas shall be screened from view with such devices as depressed parking surfaces, earth mounds, hedgerows, solid ornamental fences or similar screening devices.
- (5) The location of all entrances shall be approved by the City of Detroit.

14) Only signs pertaining to the use on the property shall be permitted. All signs and signs standards shall be subject to City of Detroit approval regarding size, location, and design.

c. Utilities and Easements:

Easements for utilities shall be maintained at locations shown on the Land Use and Development Plan. No buildings or structures shall be constructed in these easements, except with the approval of the Common Council.

All utility equipment, including facilities for transmission or distribution of gas, electricity, steam, water, or communications, except above ground utility equipment necessary for subsurface utility installations, shall be located underground or enclosed entirely within a building. All above ground equipment shall be screened from public view, such screening to be provided by the developer.

d. Duration of Requirements

The foregoing land use and building requirements shall become effective upon approval of the Development Plan by the City of Detroit and shall remain in effect until January 1, 1990, at which time said restrictions shall automatically extend for successive periods of ten (10) years, unless by vote of the then owners of the majority of the area in the Eight Mile-Wyoming Rehabilitation Project, Mich. R-19 exclusive of streets and public areas, it is agreed to change the said restrictions in whole or in part; and provided that such change is approved by the Common Council.

e. Applicability of Land Use Provisions

The land use provisions shall apply to that real property within the project area which is acquired by the City of Detroit, ~~and to property in the area which is not acquired when the owner thereof acquires project land.~~

1. Land Acquisition

(a) Acquisition and Clearance

Map R 301 - 1 and Acquisition Plan, as modified, shows those ~~these~~ ^{these parcels are being acquired} parcels which are to be acquired, ~~and these buildings which are to be removed~~ to provide public facilities and improvements, ~~and these buildings which are to be removed~~ ^{to remove these} non-conforming ~~structures are to be acquired and removed. The acquisition plan also includes~~ these structures which on the basis of inspection are: of insufficient size; dilapidated; or are economically unfeasible to rehabilitate; or which have serious structural deficiencies, and are beyond salvage. The acquisition plan also includes parcels of land which are too small to be used for the construction of buildings and which are located between larger parcels or which are in diverse ownership so that they cannot be economically or practically developed.

(b) Other Acquisition

In addition to the areas identified above, there will be certain ^{other} properties which may be acquired. These include those structures ^{which are} found, upon detailed inspection, not to be capable of rehabilitation, or where the owners are unwilling or unable to rehabilitate in accordance with the rehabilitation standards and objectives of the Plan as set forth in Item 2 below. Properties to be acquired as shown on the Land Acquisition Plan may be altered (after a plan change) to include additional properties as the need arises.

(c) Exemptions From Acquisition

Property may be exempted from acquisition upon approval of the City of Detroit, providing ~~there is a finding and determination~~ ^{it is found determined} that:

- (1) The property conforms to the Development Plan as modified, or the owner is able to and agrees to bring the property into conformance with the Plan; and that (2) the structure is in sound condition, and the owner is able to and agrees to perform rehabilitation as required by the City of Detroit; and that (3) retention of the structure and the use therein will not be detrimental to existing uses to remain or potential uses; and that (4) the locations of the parcel and the structure thereon is such that they relate properly to all elements of the Development Plan as modified.

2. Rehabilitation and Conservation

(a) Rehabilitation Objectives and Goals

(1) Residential Properties.

It should be determined for each residential property what, if any, new work may be required to meet these desired rehabilitation objectives. Some of the criteria which shall be used to assess each structure to be rehabilitated are design, finish, and equipment. At the completion of all rehabilitation, the property should be safe and sound in all physical respects, and should be so refurbished and altered as to bring the property to a desirable marketable condition.

(2) Non-Residential Properties.

(a) Non-residential Uses

At the completion of all rehabilitation, the property should be safe and sound in all physical respects and should be so refurbished and altered as to bring the property to a desirable marketable condition. The non-residential use must conform to good standards of planning and zoning, and should be beneficial to the residential use of the project, by providing for the dispensing of services, and the marketing of goods needed by the residents of the proposed project area.

(b) Residential Use in Connection with a Non-Residential Use.

Any residential use of the property shall be subordinate to the non-residential use and character of the property. The non-residential use must conform to good standards of planning and zoning, and should be beneficial to the residential use of the project, by providing for the dispensing of services and the marketing of goods needed by the residents of the proposed project area.

(b) Methods of Achieving Rehabilitation

- (1) The Development Plan as modified, proposes specific public improvements, ~~and other~~ ^{These} planning proposals ~~which~~ encourage and stimulate the physical rehabilitation of private structures, which will greatly improve and enhance the living environment of the project area.

A continuous ~~and vigilant~~ enforcement of the applicable existing laws, codes, ordinances and regulations of the City of Detroit, including the Official Building and Housing Code of the City of Detroit (Ordinance No. 121-F), Official Plumbing Code of the City of Detroit (Ordinance No. 849-E), Official Electrical Code of the City of Detroit (Ordinance No. 51-F), Official Zoning Ordinance of the City of Detroit (Ordinance No. 171-D), and all subsequent ordinances, amendments or revisions to these ordinances, will be in effect and in force within the Eight Mile-Wyoming Rehabilitation Project, Mich. R-19.

- (2) Structures which do not meet the above enforceable standards and which can be rehabilitated but whose owners are either unable or unwilling to take such measures, or structures which are in such a substandard condition that they cannot be rehabilitated through the enforcement of the above codes and regulations may be acquired by the City of Detroit. Upon the acquisition of such properties, the City may elect to either:

- (a) Demolish the structure or structures thereon and dispose of the land at its fair market value to a developer for re-development in accordance with the Development Plan as modified; or
- (b) Sell the property to a private purchaser at its fair market value, subject to its being rehabilitated to all the rehabilitation objectives and standards.

- (3) The above established rehabilitation objectives for residential properties, will not be less than the FHA minimum rehabilitation standards, together with the objectives of FHA minimum property requirements, as a basis for insured mortgages for rehabilitation under Section 220 as modified for this project.

3. Redevelopers Obligations

- (a) The redevelopers, their successors or assigns, will be required by contract to observe all provisions of this Development Plan and will further be required to submit a development schedule satisfactory to the City of Detroit. It is expected that developers will not be permitted to defer the start of construction for a period longer than that required for the preparation of architectural plans and the clearance of such plans with the City of Detroit in order to determine whether they conform to the Development Plan.
- (b) The contract with the developer will also include prohibition against land speculation.
- (c) The City of Detroit shall review all plans for redevelopment in order ~~to~~ to insure that buildings in the project shall be well and harmoniously designed and of good appearance; ~~to~~ to provide for proper arrangement of buildings and adequate open spaces; ~~to~~ to provide for proper location of buildings with respect to property line, easements, and to each other; and ~~to~~ to prevent an adverse effect on the surrounding area. The developer, prior to applying for a building permit for all new construction and alterations on properties subject to restrictions in the plan, shall submit ~~plans~~ ^{PRELIMINARY} plans for each parcel to the City of Detroit for review. These plans shall be in sufficient detail to enable the City of Detroit to make a determination as to their compliance with the purposes stated above and with ~~the Land Use Provisions and Building Requirements and~~ the Development Plan. The City of Detroit shall examine these plans and they shall be deemed approved unless formal rejection, setting forth in detail the reasons for rejection, is made by the City of Detroit within thirty (30) days from date of submission. These provisions shall likewise apply to any amendment or revised plan.

Code R 301 - E - OTHER PROVISIONS NECESSARY TO MEET STATE AND
LOCAL REQUIREMENTS

The following provisions are included in the Development Plan to meet the requirements of the State of Michigan, Rehabilitation of Blighted Areas Act, Act 344, of the Public Acts of 1945, as amended and are not to be construed in any way to be included in the Development Plan to meet Federal requirements.

In so far as Federal requirements for a Development Plan are concerned, all maps, statements, facts, and figures are estimates and are included for illustrative purposes only. Although, changes in the following maps, statements, facts or figures, may require a plan change at the local level to comply with the state law, cited above, such changes do not necessarily involve changes to the Development Plan as interpreted by Federal requirements.

1. Relocation Plan

The Relocation Plan is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945 as amended. *E.H.*

2. Estimated Cost of Improvements

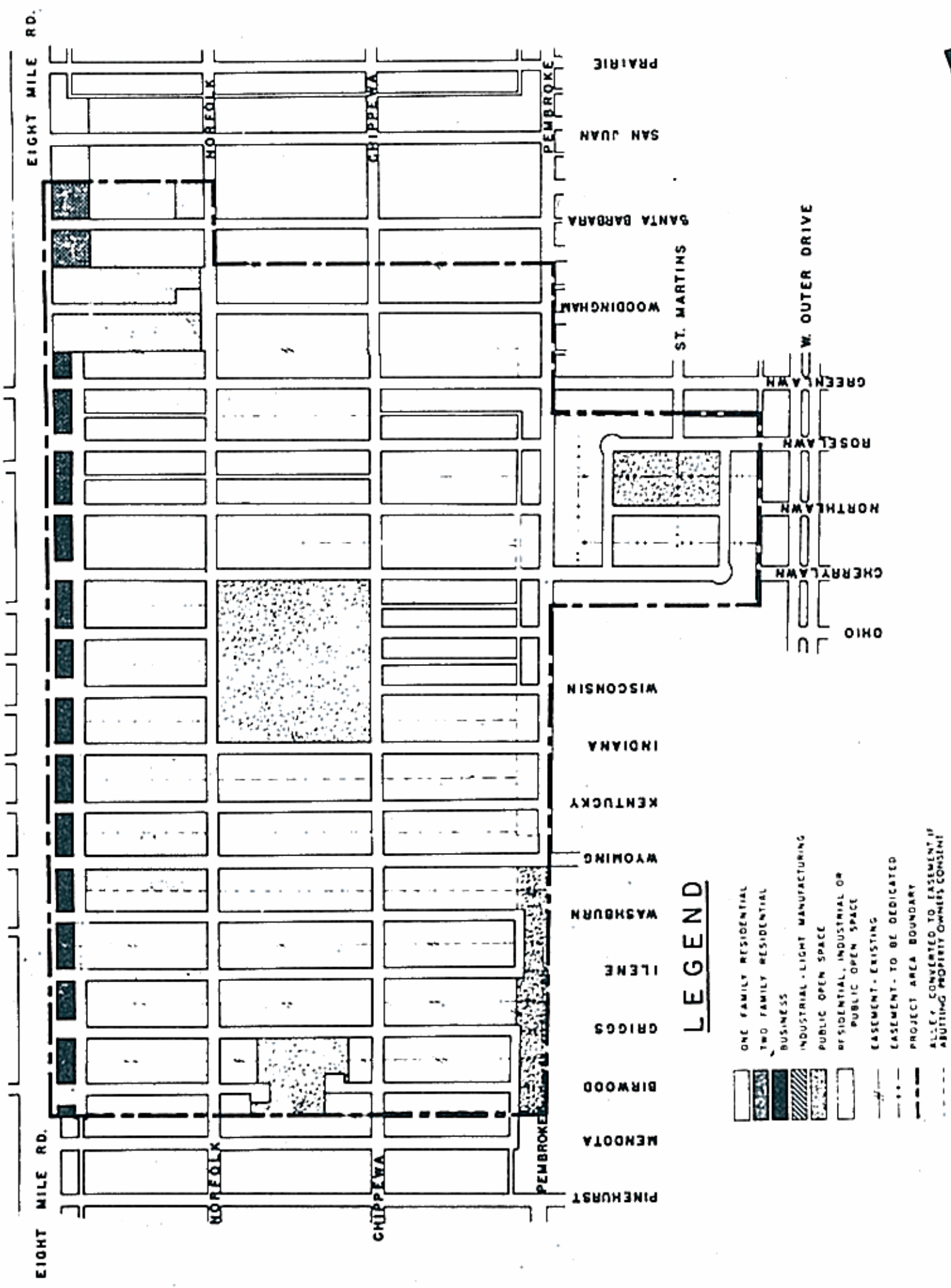
The Estimated Costs of Public Improvements to be made within the project are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945 as amended. *E.H.*

3. The Right-of-Way Adjustment Plan, Map R-301 (C 1b), _____,
is included in Code R-301 and shows the location of streets and alleys
to be retained. *E.H. 7/2/50*

Code R 501 - F - PROCEDURE FOR CHANGES IN THE APPROVED PLAN

Any changes to be made in the approved Development Plan shall be made in accordance with State of Michigan, Rehabilitation of Blighted Areas Act, Act 344, of the Public Acts of 1945 as amended.

Code R 501 F



▲ POLLING LOCATION: